

Constable 12926

ZIP code · NY · New York > Franklin County

BUYER'S MARKET

\$84K

MEDIAN SALE PRICE

-27.7%

1-YR CHANGE

28

SALES (12 MO)

\$121K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



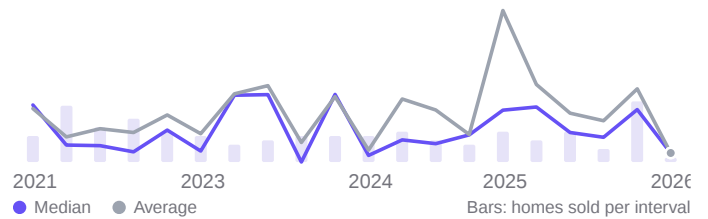
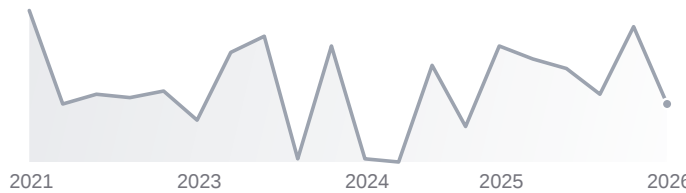
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$45K · Average \$45K

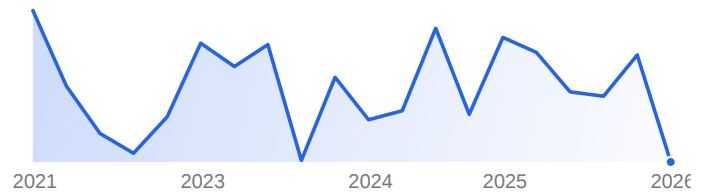
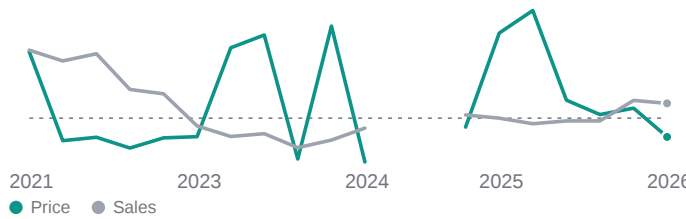


Growth (year over year)

Price -27.7% · Sales +21.7%

Price per square foot

\$19/ft²

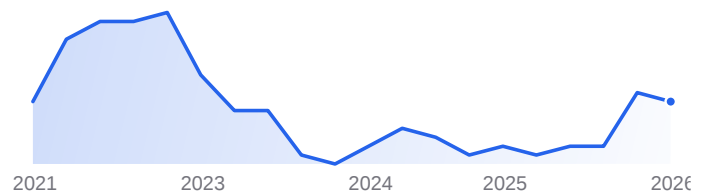


Sale premium vs estimated value

-58.3%

Annual turnover (share of homes sold)

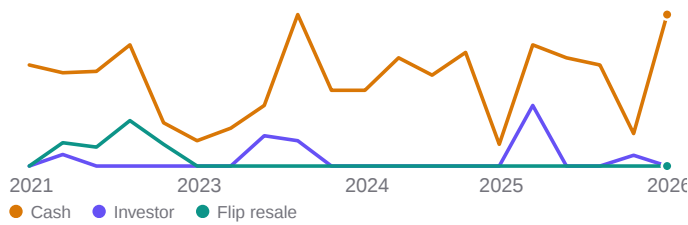
3.0%



BUYERS & OUTCOMES

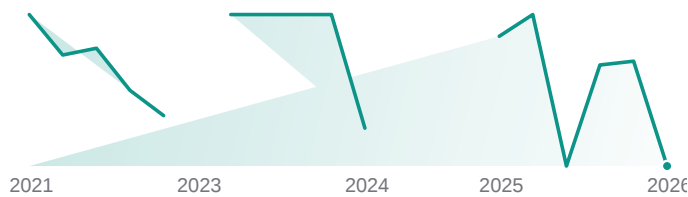
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



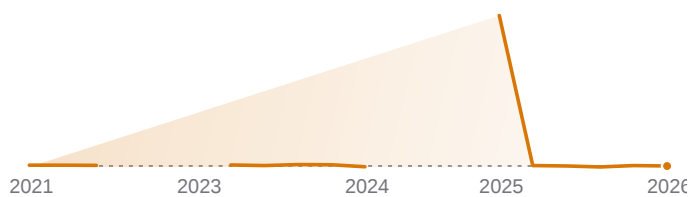
Sellers who sold at a gain

0%

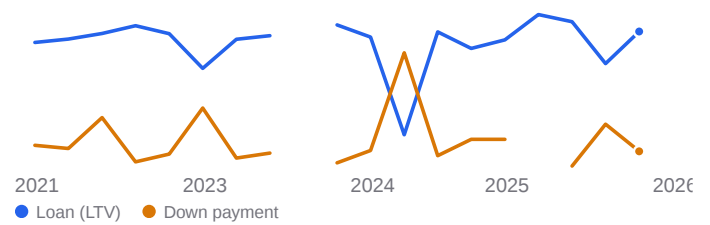


Median annualized return at resale

-0.7%

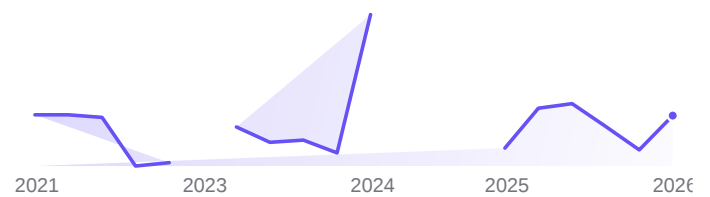


Financing (share of purchase price) Loan (LTV) 91% · Down payment 12%



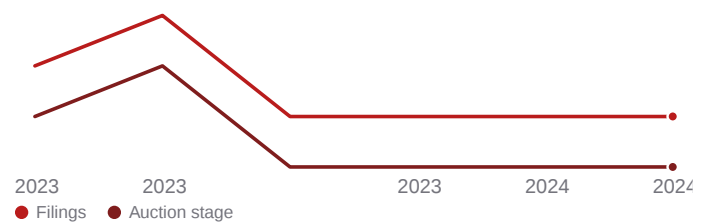
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	934
Median value (AVM)	\$121K
Median size	1,303 ft²
Median bedrooms	3
Median year built	1978
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	5.2%
Owner occupied	73%
Company owned	5.0%
Median loan-to-value	0%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	2,222
Density	47 / mi ²
Median household income	\$62K
Average household income	\$81K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	195
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	17.6%
Unemployment	1.2%
Average temp	44°F
Annual precip	37 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.